

STATE OF WISCONSIN: CITY OF FRANKLIN: MILWAUKEE COUNTY

RESOLUTION NO. 2001- 5307

RESOLUTION FOR ADOPTING THE COMPREHENSIVE MASTER PLAN
AMENDMENT FOR AREA 3 AS AN ELEMENT OF THE CITY OF FRANKLIN
COMPREHENSIVE MASTER PLAN

WHEREAS, the City of Franklin, pursuant to the provisions of Section 62.23(1) of the Wisconsin Statutes, has created a City Plan Commission; and

WHEREAS, the City Plan Commission, pursuant to Section 62.23(2) of the Wisconsin Statutes, prepared with professional planning assistance from Meehan & Company, Inc. of Franklin, Wisconsin, a comprehensive master plan element titled Comprehensive Master Plan Amendment for Area 3, dated September 8, 2001, for a portion of the City of Franklin as an amendment and addition to the City's Comprehensive Master Plan to serve as a guide for the future development of the City of Franklin; and

WHEREAS, the City Plan Commission held a public hearing on the aforementioned comprehensive master plan element titled Comprehensive Master Plan Amendment for Area 3 on October 18, 2001; and

WHEREAS, on November 8, 2001, the City of Franklin Plan Commission approved the plan titled Comprehensive Master Plan Amendment for Area 3, dated September 8, 2001, as an element of and an amendment and addition to the City's Comprehensive Master Plan and has submitted a certified copy of that resolution to the Common Council of the City of Franklin; and

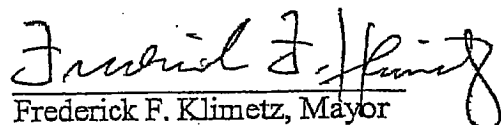
WHEREAS, the Common Council of the City of Franklin concurs with the City Plan Commission and the plan titled Comprehensive Master Plan Amendment for Area 3, dated September 8, 2001;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Franklin, Wisconsin, that the proposed Comprehensive Master Plan Amendment for Area 3, dated September 8, 2001, as an element of and an amendment and addition to the City's Comprehensive Master Plan, in the form and content as annexed hereto, be and the same are hereby approved.

Introduced at a regular meeting of the Common Council of the City of Franklin this 20th day of November, 2001 by Alderman Dorsan.

Passed and adopted by the Common Council of the City of Franklin this 20th day of November, 2001.

APPROVED:


Frederick F. Klimetz, Mayor

ATTEST:


Sandra L. Wesolowski, City Clerk

AYES 5 NOES 1 ABSENT 0
(Ald. Ryan)

COMPREHENSIVE MASTER PLAN AMENDMENT FOR AREA 3

CITY OF FRANKLIN
Milwaukee County, Wisconsin

2nd Preliminary Draft: September 8, 2001

Prepared by:

MEEHAN
& COMPANY, INC.

☐ PLANNING ☐ DESIGN ☐ ZONING ☐

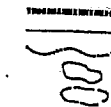
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LOCATION AND BOUNDARIES OF AREA 3



CITY OF FRANKLIN

LEGEND



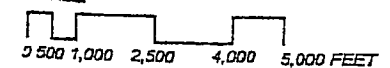
CORPORATE LIMITS LINE
PROPERTY BOUNDARY LINE: 1200
RIVER OR STREAM
LAKE OR POND
WETLAND

BOUNDARY LINE OF AREA 3



NORT

SCALE:



MEEHAN
& COMPANY, INC
□ PRECISION □ DESIGN □ FORMED
PO BOX 328004
HOUSTON TX 77232
PHONE 681 (414) 270-5330

BASE MAP BASED UPON CITY OF FRANKLIN CADASTRAL DATA 199

Source: City of Franklin and Meehan & Company, Inc.

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INTRODUCTION

In May 2001, the City of Franklin commissioned Meehan & Company, Inc. to prepare several conceptual land use plans--or "area plans"--for selected portions of the City of Franklin. These conceptual land use plans are intended to amend the City's Comprehensive Master Plan for the City of Franklin prepared by Land Kendig, Inc. in August 1992. The location and boundaries of Area 3 are illustrated on Map 1.

The Comprehensive Master Plan Amendment for Area 3 Plan consists of the following major components:

1. Preparation of the Base Map for Area 3.
2. "Land Use Concept Plan" Development for Area 3.
3. Preparation of Zoning Plan for Area 3.
4. Preparation of Final Land Use Plan Amendment Report and Plan Map for Area 3.
5. Preparation of Adopting Resolutions for the City Plan Commission and Common Council.
6. Public Hearing and Plan Amendment Adoption.

An up-to-date cadastral (property boundary) map and a topographic map (contour interval of 2 feet) of the subject property at a scale of 1" = 400' were supplied to Meehan & Company, Inc. by the City of Franklin Engineering Department. Environmental corridor and isolated natural area mapping information was provided to Meehan & Company, Inc. by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) for use in plan amendment preparation. A reproducible base map of the Area 3 property was then prepared by Meehan & Company, Inc. for use in Area 3 plan amendment preparation.

PLANNING FOR AREA 3

Planning Background

In general, the City's Comprehensive Master Plan for the City of Franklin prepared by Land Kendig, Inc. in August 1992 indicated that much of Area 3 was to be developed for a variety of residential uses (primarily located north of W. Loomis Road), agricultural uses (primarily located south of W. Loomis Road), and limited retail and commercial development along the W. Loomis Road (STH 36/45) corridor. At that time, W. Loomis Road (STH 36/45) in Area 3 was only a two-lane highway. Subsequently, STH 36/45 was realigned and improved into a major four lane divided highway providing a substantially better transportation system linkage between the Milwaukee metropolitan area and Racine County including the City of Burlington.

In March 2000, work was completed on the Franklin First: City of Franklin Economic Development Strategic Plan as prepared by a consortium of economists and planners. The Franklin First study sets forth relevant existing year 2000 planning data as well as forecast years 2002 and 2020 data pertaining to Area 3 (called "Southwest Environs," or "Area G," in the Franklin First study).

The Franklin First study indicated that Area 3 "... has limited retail potential other than for business establishments seeking to capitalize on drive-by traffic." In addition, the Franklin First study indicated that "Because of a combination of the absence of utilities and distance from I-94, the [Tichnor] consulting team has viewed all of Area G as a 'holding district' to be retained as much as possible in agricultural or very low density rural residential use. . . . The area should not be prematurely subdivided for residential or other uses until market conditions and availability of utilities can support development of district, perhaps as an industrial park." The Franklin First study further indicated that the likely development time frame for the area to develop as an industrial park would be after the year 2015.

In general, issues examined during the preparation of the plan for Area 3 included general land uses; natural resource features (environmental corridors and isolated natural areas); visual impact areas; vehicular, bicycle, and pedestrian access; circulation and linkages to other uses; landscape bufferyards; the existing State Trunk Highway right-of-way; property boundaries; etc.

Environmental Corridors and Isolated Natural Areas

All primary environmental corridors, secondary environmental corridors, and isolated natural area delineations appearing in the plan amendment for Area 3 on Map 2 are based upon the Southeastern Wisconsin Regional Planning Commission's (SEWRPC) 1995 delineations (the most up-to-date SEWRPC delineations available). SEWRPC's delineated environmental corridors and isolated natural areas in Area 3 encompass those areas containing concentrations of recreational, aesthetic, ecological, and cultural resources. Such delineated environmental corridors and isolated natural areas should generally be preserved and protected in essentially natural open uses. Such areas normally include one or more of the following seven elements of the natural resource base which are essential to the maintenance of both the ecological balance and natural beauty of an area:

- Lakes, rivers, streams, and their associated shorelands and floodlands.
- Wetlands.
- Woodlands.
- Prairie.
- Wildlife habitat areas.
- Wet, poorly drained, and organic soils.
- Rugged terrain and high-relief topography.

Five additional elements which are also considered include: 1) existing park and open space sites; 2) potential park and open space sites; 3) historic sites; 4) scenic areas and vistas; and 5) natural and scientific areas. A detailed description of how environmental corridors, and their subordinate isolated natural areas, are delineated is presented in the SEWRPC's Technical Record (Vol. 4, No. 2, March 1981, pp. 1-21). In addition, the City's Comprehensive Master Plan for the City of Franklin prepared by Lane Kendig, Inc. in August 1992 addresses at length the applicability of the use of environmental corridors and isolated natural areas in providing a natural structure to the City's planning framework.

Primary environmental corridors include a wide variety of the important natural resource and resource-related elements and are at least 400 acres in size, two miles in length, and 200 feet in width.

Secondary environmental corridors generally connect with primary environmental corridors and are at least 100 acres in size and one mile in length.

Isolated natural areas are at least five acres in size and consist of those smaller concentrations of natural resource base elements that are separated physically from environmental corridors by either open land or development.

As indicated on Map 2, no primary environmental corridors are located in Area 3.

A secondary environmental corridor is located in the northern portion of Area 3. This secondary environmental corridor provides the framework for defining and delineating those other lands which lend themselves to development opportunities. Because the secondary environmental corridor which traverses the northern portion of Area 3 is somewhat significant, its impact on the design of the northern portion of Area 3 is equally significant.

There are three isolated natural areas in Area 3 located in the eastern one-half of Area 3. These isolated natural areas will have to be taken into careful consideration during any development of the properties upon which they are located.

Barriers and Edges

Area 3 has several important barriers, or edges, which will assist in both framing and limiting growth and development in the Comprehensive Master Plan Amendment for Area 3 planning area (see Map 2). These barriers and/or edges include W. Loomis Road (USH 45/STH 36), the planned recreational corridor (which is proposed to occupy the former electric interurban rail right-of-way), and, to a limited extent, the secondary environmental corridor which traverses the northern portion of Area 3.

View Corridors

One important and critical view corridor is also graphically identified on Map 2. This view corridor is W. Loomis Road (USH 45/STH 36) which serves as a primary travel route into and through the City of Franklin and Area 3. This view corridor fosters significant public view of the development activity--good or bad--which takes place in Area 3.

It will be necessary to protect the value of the land areas adjacent to this visual corridor from potential destabilizing factors. Therefore, along this view corridor it will be important to maximize landscaping, setbacks, bufferyards, etc in order to preserve (to the extent practicable) the visual character of the area and the public image of the City of Franklin. Landscaped bufferyards and increased setbacks are also important to accommodate transitions between heavily traveled roads and various types of land uses as well as serving as transitional areas between abutting land uses of differing intensities.

PLAN DEVELOPMENT

General

The "Land Use Concept Plan" prepared for the Comprehensive Master Plan Amendment for Area 3 planning area is graphically shown on Map 2. The "Land Use Concept Plan" (Map 2) sets forth the general types, locations, and extent of various land uses which could be accommodated in Area 3. Approaches to land uses, natural resource feature preservation, visual impact areas, vehicular access, circulation and linkages to other uses, the existing highway and street rights-of-way, potential collector public street rights-of-way, and existing property boundaries are addressed by the "Land Use Concept Plan."

Planned Land Uses of the "Land Use Concept Plan"

Map 2 graphically illustrates the planned land uses for the "Land Use Concept Plan" Comprehensive Master Plan Amendment for Area 3. As can be noted from Map 2, the "Land Use Concept Plan" indicates that Area 3 is divided into 20 subareas. The salient characteristics of each of the 20 subareas of the "Land Use Concept Plan" are summarized in Table 1. For some of the 20 subareas shown in Table 1, alternative land use districts and implementing zoning districts (indicated as "Options") are given.

The following definitions will assist in the understanding of the various residential and nonresidential design criteria and terms set forth in Table 1:

- Open Space. Any site, parcel, area, or outlot of land or water essentially unimproved and set aside, dedicated, designated, or reserved for the public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. Land that is to be used primarily for resource protection, agriculture, recreational purposes, planned stormwater detention/retention areas, or otherwise left undisturbed and specifically excluding road rights-of-way and buildable lots. Open space land shall not be occupied by nonrecreational buildings, roads, drives, public rights-of-way, or off-street parking areas for nonrecreational uses. Land located within the yards (i.e. front, side, rear yards) of residential and/or nonresidential properties is not considered open space unless it is deed restricted in perpetuity for open space protection or natural resource features protection. Where lots are above the minimum lot size required and the excess lot area is deed restricted in perpetuity to open space uses, those areas which are deed restricted may be counted towards the minimum required open space.
- Open Space Ratio (OSR). In residential developments, the number derived by dividing the open space of the site by the base site area. When applied to natural resource protection, the open space ratio shall include the natural resource feature(s) to be protected. Minimum requirements for open space ratios are set forth for the various zoning district types in Table 2.
- Landscape Surface Ratio (LSR). On nonresidential lots, the minimum proportion of a site which must be devoted to natural, undisturbed and/or vegetated/revegetated areas, and can include planned stormwater detention/retention ponds. Such areas do not include areas which are paved or upon which buildings are located.

Table 1
LAND USE CONCEPT PLAN FOR AREA 3

Subarea Identi- fication Number (Map 2)	Planned Characteristics					
	Description of Planned Land Use Districts	Minimum Landscape Surface Ratios (LSR) or Open Space Ratio (OSR) Required	Landscaped Bufferyards	Planned Vehicular Access Restrictions and Access to Public Street	Zoning District(s) to be Used to Implement Plan	Other Comments
1	<ul style="list-style-type: none"> ● R-3 Suburban/Estate Single-Family Residence District 	<ul style="list-style-type: none"> ● 0 to 30% OSR 	<ul style="list-style-type: none"> ● None 	<ul style="list-style-type: none"> ● Primary access along W. Ryan Road. ● Other access to be provided by internal minor public streets. 	<ul style="list-style-type: none"> ● R-3 Suburban/Estate Single-Family Residence District 	<ul style="list-style-type: none"> ● "Open Space Subdivision" Options for the R-3 District of the City's Unified Development Ordinance may be used. ● Lots may be elongated to extend into secondary environmental corridor areas provided such areas are deed restricted for natural resource feature protection. ● Subarea abuts "Planned Recreation Corridor" on its southeast side; see City of Franklin's <u>Comprehensive Outdoor Recreation Plan: 2020</u> for specific details.

Table 1
LAND USE CONCEPT PLAN FOR AREA 3

Subarea Identification Number (Map 2)	Planned Characteristics					
	Description of Planned Land Use Districts	Minimum Landscape Surface Ratios (LSR) or Open Space Ratio (OSR) Required	Landscaped Bufferyards	Planned Vehicular Access Restrictions and Access to Public Street	Zoning District(s) to be Used to Implement Plan	Other Comments
2	<ul style="list-style-type: none"> ● R-3 Suburban/Estate Single-Family Residence District. 	<ul style="list-style-type: none"> ● 0 to 30% OSR. 	<ul style="list-style-type: none"> ● None. 	<ul style="list-style-type: none"> ● Primary access on the west to S. 116th Street which traverses the subarea in a north/south direction and on the east by a planned collector public street right-of-way. ● Other access to be provided by internal minor public streets. 	<ul style="list-style-type: none"> ● R-3 Suburban/Estate Single-Family Residence District. 	<ul style="list-style-type: none"> ● "Open Space Subdivision" Options for the R-3 District of the City's Unified Development Ordinance may be used. ● Lots may be elongated to extend into secondary environmental corridor areas provided such areas are deed restricted for natural resource feature protection. ● Subarea abuts "Planned Recreation Corridor" on its northwest side; see City of Franklin's <u>Comprehensive Outdoor Recreation Plan: 2020</u> for specific details.

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	Description of Planned Land Use Districts	Minimum Landscape Surface Ratios (LSR) or Open Space Ratio (OSR) Required	Landscaped Bufferyards	Planned Vehicular Access Restrictions and Access to Public Street	Zoning District(s) to be Used to Implement Plan	Other Comments
3	<ul style="list-style-type: none"> ● R-3 Suburban/Estate Single-Family Residence District 	<ul style="list-style-type: none"> ● 0 to 30% OSR 	<ul style="list-style-type: none"> ● Along W. Loomis Road (USH 45/STH 36). 	<ul style="list-style-type: none"> ● No direct vehicular access to W. Loomis Road (USH 45/STH 36) from any lots allowed. ● Primary access to be provided on the east of this subarea by a planned collector public street right-of-way. ● Other access to be provided by internal minor public streets. 	<ul style="list-style-type: none"> ● R-3 Suburban/Estate Single-Family Residence District 	<ul style="list-style-type: none"> ● "Open Space Subdivision" Options for the R-3 District of the City's Unified Development Ordinance may be used.
4	<ul style="list-style-type: none"> ● B-1 Neighborhood Business District 	<ul style="list-style-type: none"> ● 45% LSR 	<ul style="list-style-type: none"> ● Along W. Loomis Road (USH 45/STH 36), along S. 116th Street, and along W. Ryan Road. 	<ul style="list-style-type: none"> ● Access restriction along W. Loomis Road (USH 45/STH 36). ● Primary access to be provided by S. 116th Street. 	<ul style="list-style-type: none"> ● B-1 Neighborhood Business District 	<ul style="list-style-type: none"> ● None

Table 1
LAND USE CONCEPT PLAN FOR AREA 3

Subarea Identi- fication Number (Map 2)	Planned Characteristics					
	Description of Planned Land Use Districts	Minimum Landscape Surface Ratios (LSR) or Open Space Ratio (OSR) Required	Landscaped Bufferyards	Planned Vehicular Access Restrictions and Access to Public Street	Zoning District(s) to be Used to Implement Plan	Other Comments
5	<u>Option 1:</u> ● B-1 Neighborhood Business District	● 45% LSR.	● Along W. Loomis Road (USH 45/STH 36), along S. 116th Street, and along W. Ryan Road.	● Access restriction along W. Loomis Road (USH 45/STH 36). ● Primary access to be provided by W. Ryan Road.	● B-1 Neighborhood Business District.	● None.
	<u>Option 2:</u> ● B-6 Professional Office District	● 40% LSR.	● Along W. Loomis Road (USH 45/STH 36) and along W. Ryan Road.	● Access restriction along W. Loomis Road (USH 45/STH 36). ● Primary access to be provided by W. Ryan Road.	● B-6 Professional Office District.	● None.
6	● R-3 Suburban/ Estate Single- Family Residence District.	● 0 to 30% OSR.	● Along W. Loomis Road (USH 45/STH 36).	● No direct vehicular access to W. Loomis Road (USH 45/STH 36) from any lots allowed. ● Primary access provided by W. Ryan Road. ● Other access to be provided by internal minor public streets.	● R-3 Suburban/ Estate Single- Family Residence District.	● "Open Space Subdivision" Options for the R- 3 District of the City's Unified Development Ordinance may be used. ● Lots may be elongated to extend into secondary environmental corridor areas provided such areas are deed restricted for natural resource feature protection.

Table 1
LAND USE CONCEPT PLAN FOR AREA 3

Subarea Identi- fication Number (Map 2)	Planned Characteristics					
	Description of Planned Land Use Districts	Minimum Landscape Surface Ratios (LSR) or Open Space Ratio (OSR) Required	Landscaped Bufferyards	Planned Vehicular Access Restrictions and Access to Public Street	Zoning District(s) to be Used to Implement Plan	Other Comments
7	<ul style="list-style-type: none"> ● R-3 Suburban/Estate Single-Family Residence District. 	<ul style="list-style-type: none"> ● 0 to 30% OSR. 	<ul style="list-style-type: none"> ● None. 	<ul style="list-style-type: none"> ● Primary access provided by S. 116th Street and W. Ryan Road. ● Other access to be provided by internal minor public streets. 	<ul style="list-style-type: none"> ● R-3 Suburban/Estate Single-Family Residence District. 	<ul style="list-style-type: none"> ● "Open Space Subdivision" Options for the R-3 District of the City's Unified Development Ordinance may be used. ● Subarea abuts "Planned Recreation Corridor" on its northwest side; see City of Franklin's <u>Comprehensive Outdoor Recreation Plan: 2020</u> for specific details.
8	<ul style="list-style-type: none"> ● R-2 Estate Single-Family Residence District. 	<ul style="list-style-type: none"> ● 0 to 50% OSR. 	<ul style="list-style-type: none"> ● None. 	<ul style="list-style-type: none"> ● Access to be provided by internal minor public streets. 	<ul style="list-style-type: none"> ● R-2 Estate Single-Family Residence District. 	<ul style="list-style-type: none"> ● "Open Space Subdivision" Options for the R-2 District of the City's Unified Development Ordinance may be used. ● Lots may be elongated to extend into isolated natural areas provided such areas are deed restricted for natural resource feature protection. ● Subarea abuts "Planned Recreation Corridor" on its southeast side; see City of Franklin's <u>Comprehensive Outdoor Recreation Plan: 2020</u> for specific details.

<p>Table 1</p> <p>LAND USE CONCEPT PLAN FOR AREA 3</p>						
Subarea Identification Number (Map 2)	Planned Characteristics					
	Description of Planned Land Use Districts	Minimum Landscape Surface Ratios (LSR) or Open Space Ratio (OSR) Required	Landscaped Bufferyards	Planned Vehicular Access Restrictions and Access to Public Street	Zoning District(s) to be Used to Implement Plan	Other Comments
9	<ul style="list-style-type: none"> ● R-8 General Residence District 	<ul style="list-style-type: none"> ● 25 to 35% OSR 	<ul style="list-style-type: none"> ● At south side of subarea along USH 45/STH 36. ● Along eastern side of subarea where subarea abuts Subarea 10. 	<ul style="list-style-type: none"> ● Access restriction along W. Loomis Road (USH 45/STH 36). ● Primary access to be provided by W. Ryan Road. 	<ul style="list-style-type: none"> ● R-8 General Residence District 	<ul style="list-style-type: none"> ● Existing lots may need to be combined in order to properly redevelop this area. ● Subarea abuts "Planned Recreation Corridor" on its northwest side; see City of Franklin's <u>Comprehensive Outdoor Recreation Plan: 2020</u> for specific details.
10	<ul style="list-style-type: none"> ● R-7 Two-Family Residence District 	<ul style="list-style-type: none"> ● 0 to 20% OSR 	<ul style="list-style-type: none"> ● At southwestern corner of subarea along USH 45/STH 36. ● Along western side of subarea where subarea abuts Subarea 10. 	<ul style="list-style-type: none"> ● Primary access to be provided by W. Ryan Road. 	<ul style="list-style-type: none"> ● R-7 Two-Family Residence District 	<ul style="list-style-type: none"> ● None

**Table 1
LAND USE CONCEPT PLAN FOR AREA 3**

Subarea Identi- fication Number (Map 2)	Planned Characteristics					
	Description of Planned Land Use Districts	Minimum Landscape Surface Ratios (LSR) or Open Space Ratio (OSR) Required	Landscaped Bufferyards	Planned Vehicular Access Restrictions and Access to Public Street	Zoning District(s) to be Used to Implement Plan	Other Comments
11	<u>Option 1:</u> ● B-1 Neighborhood Business District	● 45% LSR.	● Along the southern boundary of the subarea where the subarea abuts Subarea 16 and at its eastern boundary along S. 112th Street.	● Access restriction along W. Loomis Road (USH 45/STH 36). ● Primary access to be provided by W. Ryan Road.	● B-1 Neighborhood Business District	● Existing lots may need to be combined in order to properly redevelop this area.
	<u>Option 2:</u> ● B-6 Professional Office District	● 40% LSR.	● Along the southern boundary of the subarea where the subarea abuts Subarea 16 and at its eastern boundary along S. 112th Street.	● Access restriction along W. Loomis Road (USH 45/STH 36). ● Primary access to be provided by W. Ryan Road.	● B-6 Professional Office District	● Existing lots may need to be combined in order to properly redevelop this area.
12	● R-2 Estate Single-Family Residence District.	● 0 to 50% OSR.	● Along W. Ryan Road.	● Primary access to be provided by W. Ryan Road.	● R-2 Estate Single-Family Residence District.	● "Open Space Subdivision" Options for the R- 2 District of the City's Unified Development Ordinance may be used. ● Lots may be elongated to extend into secondary environmental corridor areas provided such areas are deed restricted for natural resource feature protection.

Table 1
LAND USE CONCEPT PLAN FOR AREA 3

Subarea Identification Number (Map 2)	Planned Characteristics					
	Description of Planned Land Use Districts	Minimum Landscape Surface Ratios (LSR) or Open Space Ratio (OSR) Required	Landscaped Bufferyards	Planned Vehicular Access Restrictions and Access to Public Street	Zoning District(s) to be Used to Implement Plan	Other Comments
13	<ul style="list-style-type: none"> ● BP Business Park District 	<ul style="list-style-type: none"> ● 45% LSR 	<ul style="list-style-type: none"> ● At north side of subarea along W. Loomis Road (USH 45/STH 36). 	<ul style="list-style-type: none"> ● Primary access from W. Loomis Road (USH 45/STH 36) to minor access streets with access restrictions along W. Loomis Road (USH 45/STH 36). ● Other access to be provided by internal minor public or private streets. 	<ul style="list-style-type: none"> ● BP Business Park District 	<ul style="list-style-type: none"> ● Isolated natural area to be deed restricted for natural resource feature protection.
14	<u>Option 1:</u> <ul style="list-style-type: none"> ● PDD Planned Development District (Light Industrial Only). 	<ul style="list-style-type: none"> ● 45% LSR 	<ul style="list-style-type: none"> ● None 	<ul style="list-style-type: none"> ● Access to be provided by a planned collector public street right-of-way on its east side. ● Other access to be provided by internal minor public streets. 	<ul style="list-style-type: none"> ● PDD Planned Development District (Light Industrial Only). 	<ul style="list-style-type: none"> ● None
	<u>Option 2:</u> <ul style="list-style-type: none"> ● M-1 Limited Industrial District 	<ul style="list-style-type: none"> ● 40% LSR 	<ul style="list-style-type: none"> ● None 	<ul style="list-style-type: none"> ● Access to be provided by a planned collector public street right-of-way on its east side. ● Other access to be provided by internal minor public streets. 	<ul style="list-style-type: none"> ● M-1 Limited Industrial District 	<ul style="list-style-type: none"> ● None

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	Description of Planned Land Use Districts	Minimum Landscape Surface Ratios (LSR) or Open Space Ratio (OSR) Required	Landscaped Bufferyards	Planned Vehicular Access Restrictions and Access to Public Street	Zoning District(s) to be Used to Implement Plan	Other Comments
15	<u>Option 1:</u> ● PDD Planned Development District (Light Industrial Only).	● 45% LSR.	● At north side of subarea along W. Loomis Road (USH 45/STH 36), along Subarea 12, and on its east side along S. 112th Street.	● Access to be provided by a planned collector public street right-of-way on its west and south sides. ● Other access to be provided by internal minor public streets.	● PDD Planned Development District (Light Industrial Only).	● None.
	<u>Option 2:</u> ● M-1 Limited Industrial District.	● 40% LSR.	● At north side of subarea along W. Loomis Road (USH 45/STH 36), along Subarea 12, and on its east side along S. 112th Street.	● Access to be provided by a planned collector public street right-of-way on its west and south sides. ● Other access to be provided by internal minor public streets.	● M-1 Limited Industrial District.	● None.
16	<u>Option 1:</u> ● PDD Planned Development District (Light Industrial Only).	● 45% LSR.	● At east side of subarea along S. 112th Street.	● Access to be provided by a planned collector public street right-of-way on its west and north sides.	● PDD Planned Development District (Light Industrial Only).	● None.
	<u>Option 2:</u> ● M-1 Limited Industrial District.	● 40% LSR.	● At east side of subarea along S. 112th Street.	● Access to be provided by a planned collector public street right-of-way on its west and north sides.	● M-1 Limited Industrial District.	● None.

Table 1 LAND USE CONCEPT PLAN FOR AREA 3						
Subarea Identification Number (Map 2)	Planned Characteristics					
	Description of Planned Land Use Districts	Minimum Landscape Surface Ratios (LSR) or Open Space Ratio (OSR) Required	Landscaped Bufferyards	Planned Vehicular Access Restrictions and Access to Public Street	Zoning District(s) to be Used to Implement Plan	Other Comments
17	<u>Option 1:</u> ● PDD Planned Development District (Heavy Industrial Only).	● 45% LSR.	● At west side of subarea along S. 124th Street.	● Primary access to be provided by a planned collector public street right-of-way on its east side. ● Other access to be provided by internal minor public streets.	● PDD Planned Development District (Heavy Industrial Only).	● None.
	<u>Option 2:</u> ● M-2 General Industrial District.	● 35% LSR.	● At west side of subarea along S. 124th Street.	● Primary access to be provided by a planned collector public street right-of-way on its east side. ● Other access to be provided by internal minor public streets.	● M-2 General Industrial District.	● None.

Table 1
LAND USE CONCEPT PLAN FOR AREA 3

Subarea Identification Number (Map 2)	Planned Characteristics					
	Description of Planned Land Use Districts	Minimum Landscape Surface Ratios (LSR) or Open Space Ratio (OSR) Required	Landscaped Bufferyards	Planned Vehicular Access Restrictions and Access to Public Street	Zoning District(s) to be Used to Implement Plan	Other Comments
18	<u>Option 1:</u> ● PDD Planned Development District (Heavy Industrial Only).	● 45% LSR.	● At south side of subarea along W. Oakwood Road and on its east side along S. 112th Street.	● Primary access to be provided by a planned collector public street right-of-way on its west side. ● Other access to be provided by internal minor public streets.	● PDD Planned Development District (Heavy Industrial Only).	● Isolated natural area and wetlands to be deed restricted for natural resource feature protection.
	<u>Option 2:</u> ● M-2 General Industrial District.	● 35% LSR.	● At south side of subarea along W. Oakwood Road and on its east side along S. 112th Street.	● Access to be provided by a planned collector public street right-of-way on its west side. ● Other access to be provided by internal minor public streets.	● M-2 General Industrial District.	● Isolated natural area and wetlands to be deed restricted for natural resource feature protection.
19	● R-1 Countryside/Estate Single-Family Residence District.	● 0 to 70% OSR.	● None.	● Primary access to S. 112th Street. ● Other access to be provided by internal minor public streets.	● R-1 Countryside/Estate Single-Family Residence District.	● "Open Space Subdivision" Options for the R-1 District of the City's Unified Development Ordinance may be used. ● Lots may be elongated to extend into secondary environmental corridor areas provided such areas are deed restricted for natural resource feature protection.

Table 1 LAND USE CONCEPT PLAN FOR AREA 3						
Subarea Identi- fication Number (Map 2)	Planned Characteristics					
	Description of Planned Land Use Districts	Minimum Landscape Surface Ratios (LSR) or Open Space Ratio (OSR) Required	Landscaped Bufferyards	Planned Vehicular Access Restrictions and Access to Public Street	Zoning District(s) to be Used to Implement Plan	Other Comments
20	● R-2 Estate Single-Family Residence District	● 0 to 50% OSR.	● None.	● Primary access to W. Oakwood Road.	● R-2 Estate Single-Family Residence District.	● Development would consist primarily of existing lots of record and infill lots along W. Oakwood Road.

Natural Resource Features Preservation

Natural resource protection standards are already set forth in both the City's Comprehensive Master Plan for the City of Franklin prepared by Land Kendig, Inc. in August 1992 as well as the City's Unified Development Ordinance which was adopted on January 19, 1999. The "Land Use Concept Plan" and "Zoning Plan" for Area 3 shall follow the natural resource protection standards set forth in those two documents and as indicated in Table 2. The natural resource protection standards, as used in this Plan, measure the proportion of the natural features of a site, which will remain undeveloped and protected and is specifically designated for natural resource protection. The natural resource protection standards set forth in Table 2 establish specific numerical levels at which the natural resource feature should be retained over time in Area 3.

Table 2

NATURAL RESOURCE PROTECTION STANDARDS

NATURAL RESOURCE FEATURE	ZONING DISTRICT TYPE					
	Agricultural		Residential (a)		Nonresidential (b)	
	Protection Standard	Mitigation Permitted	Protection Standard	Mitigation Permitted	Protection Standard	Mitigation Permitted
Steep Slopes:						
10-19%	0%	N/A	60%	No	40%	No
20-30%	65%	No	75%	No	70%	No
+30%	90%	No	85%	No	80%	No
Woodlands & Forests:						
Mature	70%	No	70%	No	70%	Yes
Young	50%	No	50%	Yes	50%	Yes
Lakes & Ponds	100%	No	100%	Yes	100%	Yes
Streams	100%	No	100%	No	100%	No
Shore Buffers	100%(c)	No	100%(c)	No	100%(c)	No
Floodplains/ Floodways/ Floodlands	100%	No	100%	No	100%	Yes
Drainageways	30%	Yes	30%	Yes	30%	Yes
Wetlands & Shoreland Wetlands	100%	No	100%	No	100%	Yes

N/A=Not Applicable

(a) Including residential "Planned Development Districts" (or residential portions thereof).

(b) Including non-residential "Planned Development Districts" (or non-residential portions thereof).

(c) As regulated by the City of Franklin's Unified Development Ordinance.

ZONING AND THE COMPREHENSIVE ZONING PLAN FOR PLAN IMPLEMENTATION

It is the City's intent that the City's Unified Development Ordinance and its attendant zoning district classifications be one of the several primary implementing tools of the Comprehensive Master Plan Amendment for Area 3. The City's Unified Development Ordinance is a legal means for both guiding and controlling development within the City limits, so that an orderly and desirable pattern of land use can be achieved which conforms to the City Comprehensive Master Plan and its elements. It contains provisions for regulating the use of property, the size of lots, the intensity of development, the provision of open space, and the protection of natural resources. Table 1 indicates for each Subarea of the Comprehensive Master Plan Amendment for Area 3 (see Map 2) the potential zoning district(s) to be used to implement the Plan.

Following the adoption of this plan for Area 3 by the City Plan Commission, the City Plan Commission can recommend to the Common Council to make appropriate amendments to the City's Zoning Map in order to bring the Zoning Map into conformance with the concepts and proposals advanced by this Plan. Rezoning should be consistent with the Plan. The Zoning Plan for Area 3 is shown on Map 3.

Similarities between planned land uses and the Plan implementing zoning districts are intended to assure *consistency* between the Plan and its implementing City of Franklin zoning regulations set forth in the City's Unified Development Ordinance. Without a significant level of consistency between the Plan and its implementing zoning districts, it will be very difficult for the City Plan Commission to adequately use the Plan to its full power.

PUBLIC HEARING, PLAN ADOPTION, AND AMENDMENT

A public hearing on the Comprehensive Master Plan Amendment for Area 3 was held by the Plan Commission on _____ 2001.

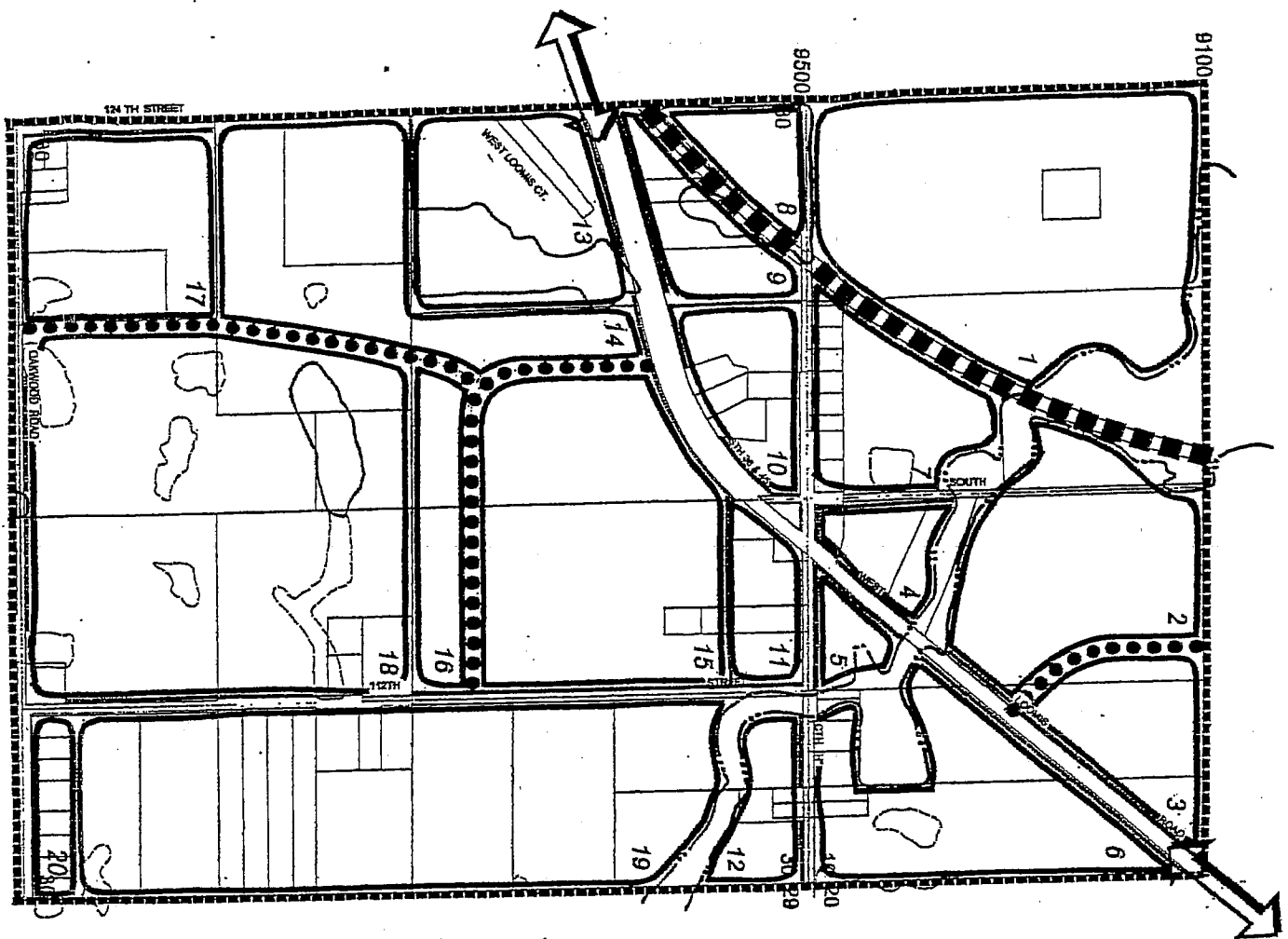
The adopting resolutions for both Plan Commission and Common Council adoption of the Comprehensive Master Plan Amendment for Area 3 are set forth in Appendices A and B.

The amendment processes which should be followed for the amendment of the City's Comprehensive Master Plan are set forth in Chapter 12 of the City's Comprehensive Master Plan for the City of Franklin prepared by Land Kendig, Inc. dated August 1992.

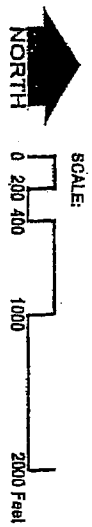


MAP 2

LAND USE CONCEPT PLAN FOR THE
COMPREHENSIVE MASTER PLAN AMENDMENT FOR AREA 3



- ### Legend
- PLANNING AREA BOUNDARY LINE
 - EXISTING PROPERTY BOUNDARY LINE (2001)
 - GENERAL BOUNDARY OF PLANNED LAND USE SUBAREA
 - PRIMARY ENVIRONMENTAL CORRIDOR BOUNDARY (1995 SEWRPC delineated)
 - SECONDARY ENVIRONMENTAL CORRIDOR BOUNDARY (1995 SEWRPC delineated)
 - ISOLATED NATURAL AREA BOUNDARY (1995 SEWRPC delineated)
 - PLANNED LAND USE SUBAREA IDENTIFICATION NUMBER
 - VIEW CORRIDOR WITH POTENTIAL LANDSCAPED BUFFERYARDS
 - PLANNED ALIGNMENT OF COLLECTOR PUBLIC STREET RIGHT-OF-WAY
 - PLANNED PUBLIC STREET RIGHT-OF-WAY EXTENSION TO SERVE ADJUTING PROPERTY
 - LOCATION OF PLANNED LANDSCAPE BUFFERYARDS
 - WETLANDS (per SEWRPC 1995 Environmental Corridor Map)
 - PLANNED RECREATION CORRIDOR (Trail and Bicycle Route)



NOTE:
CADASTRAL INFORMATION AND BASE MAP FROM THE CITY OF FRANKLIN
ENGINEERING DEPARTMENT (May 2001).
ALL PRIMARY ENVIRONMENTAL CORRIDORS, SECONDARY ENVIRONMENTAL
CORRIDORS, AND ISOLATED NATURAL AREA DELINEATIONS ARE BASED UPON
SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION (SEWRPC) 1995
DELINATIONS.
NATURAL RESOURCE FEATURES AND THEIR PROTECTION ARE ADDRESSED IN
THE CITY OF FRANKLIN COMPREHENSIVE MASTER PLAN AS PREPARED BY LAINE
KENNEDY, INC. DATED AUGUST 1992. THE CITY OF FRANKLIN'S UNIFIED
DEVELOPMENT ORDINANCE AS AMENDED, AND OTHER APPLICABLE FEDERAL,
STATE, AND/OR LOCAL ORDERS, REGULATIONS, AND LAWS.

DATE: 8/2/01

AREA 3--LAND USE CONCEPT PLAN

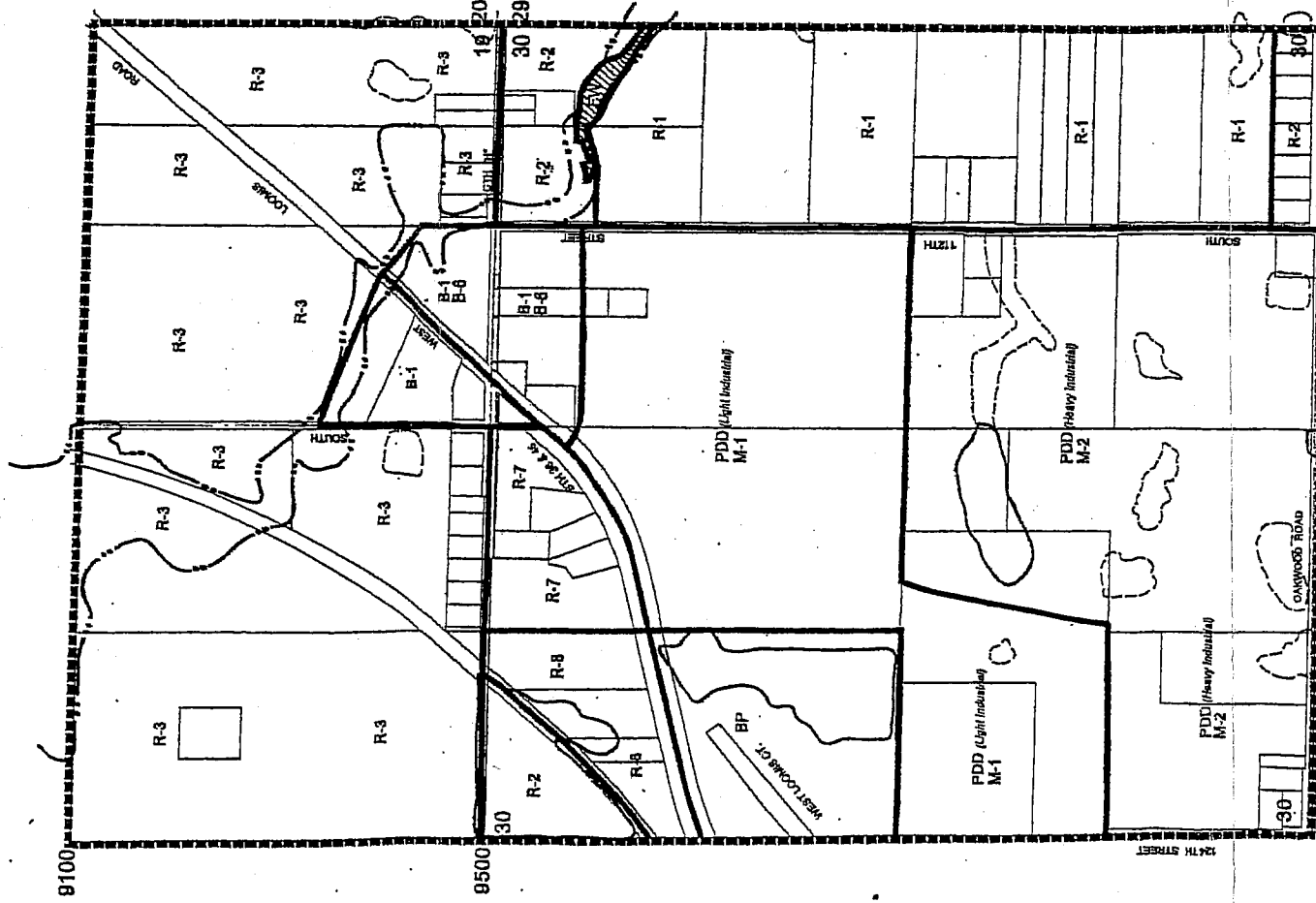
CITY OF FRANKLIN COMPREHENSIVE MASTER PLAN AMENDMENT

MEERAN
A. COMPANY, INC.
PLANNING DIVISION 12345
12345 12345
12345 12345

Source: Meehan & Company, Inc.

MAP 3
ZONING PLAN FOR AREA 3

- ### Legend
- PLANNING AREA BOUNDARY LINE
 - EXISTING PROPERTY BOUNDARY LINE (2001)
 - BOUNDARY OF PLANNED ZONING DISTRICT
 - PRIMARY ENVIRONMENTAL CORRIDOR BOUNDARY (1985 SEWRPG delineated)
 - SECONDARY ENVIRONMENTAL CORRIDOR BOUNDARY (1985 SEWRPG delineated)
 - ISOLATED NATURAL AREA BOUNDARY (1985 SEWRPG delineated)
 - WETLANDS (247 SEWRPG 1998 Environmental Corridor Maps)



SCALE: 0 200 400 1000 2000 Feet

NOTES:

CADASTRAL INFORMATION AND BASE MAP FROM THE CITY OF FRANKLIN ENGINEERING DEPARTMENT (May 2001).

ALL PRIMARY ENVIRONMENTAL CORRIDORS, SECONDARY ENVIRONMENTAL CORRIDORS, AND ISOLATED NATURAL AREA DELINEATIONS ARE BASED UPON THE CITY OF FRANKLIN'S 1985 SEWRPG DELINEATIONS.

NATURAL RESOURCE FEATURES AND THEIR PROTECTION ARE ADDRESSED IN THE CITY OF FRANKLIN'S COMPREHENSIVE MASTER PLAN AND THE CITY OF FRANKLIN'S DEVELOPMENT ORDINANCE AS AMENDED, AND OTHER APPLICABLE FEDERAL, STATE, AND/OR LOCAL CODES, REGULATIONS, AND LAWS.

- PLANNED LAND USE AND ZONING DISTRICTS**
- Residential Districts:**
- R-1 Condover/Estate Single-Family Residence District
 - R-2 Estate Single-Family Residence District
 - R-3 Suburban/Estate Single-Family Residence District
 - R-3E Suburban/Estate Single-Family Residence District
 - R-4 Suburban Single-Family Residence District
 - R-5 Suburban Single-Family Residence District
 - R-6 Suburban Single-Family Residence District
 - R-7 Two-Family Residence District
 - R-8 General Residence District
 - R-9 Village Residence District
- Business Districts:**
- B-1 Neighborhood Business District
 - B-2 General Business District
 - B-3 Community Business District
 - B-4 South 27th Street Business District
 - B-5 Highway Business District
 - B-6 Professional Office District
 - B-7 City Civic Center District
 - B-8 Village Business District
 - B-9 Limited Industrial District
 - B-10 General Industrial District
 - B-11 Business Park District
- Public and Semi-Public Districts:**
- P-1 Institutional District
 - P-2 Park District
- Agricultural Districts:**
- A-1 Prime Agricultural District
 - A-2 Prime Agricultural District
- Special Districts:**
- PHD Planned Development District
 - AO Airport Overlay District
 - HPO Historic Preservation Overlay District
 - L-1 Landfill District
- Floodland Districts:**
- FWFZ Floodway District
 - FG Floodplain Conveyance District
 - FFO Floodplain Fringe Overlay District
 - SW SW Shoreland Wetland Overlay District

DATE: 8/8/01

MEEHAN & COMPANY, INC.
PLANNING DIVISION

AREA 3--ZONING PLAN CITY OF FRANKLIN COMPREHENSIVE MASTER PLAN AMENDMENT

Source: Meehan & Company, Inc.